

July 22, 2004

**Alexander M. Zink
1525 W. St. Lucia
Gilbert, AZ 85233**

**Project Narrative
Case No. 146-PA2004**

**Cattletrack Ranch
Project No. SEA-03-0401**

The subject property has been rezoned from R1-43 to R1-35PRD to accommodate four generously sized residential lots with large open landscaped spaces along the Cattletrack Road.

The access from the road to the four residences has been provided through a single common street by bounding two easements together. This solution helps reduce exposure and interference with the Cattletrack Road traffic for residents.

The 6 foot fence to be installed along the road is carefully designed to blend in with the surroundings and to match the rural character of the area. By being set back 30 feet average from the road and meandering, the wall presence will be minimized by the abundant landscape in front of it, conveying a pleasant, green area impression for the passing traffic. The fence will extend toward the street entrance with a 3 foot high section with decorative pillars on both sides of the street, not to exceed 4 feet high. There is no intent of installing any light poles at the street sides. Two sconces on the front and the street sides of the pillars will mark the entrance by night (see sketch). The proposed desert plants are selected from the Arizona Department of Water Resources Plant List in order to meet the ambiance and reduce the water consumption.

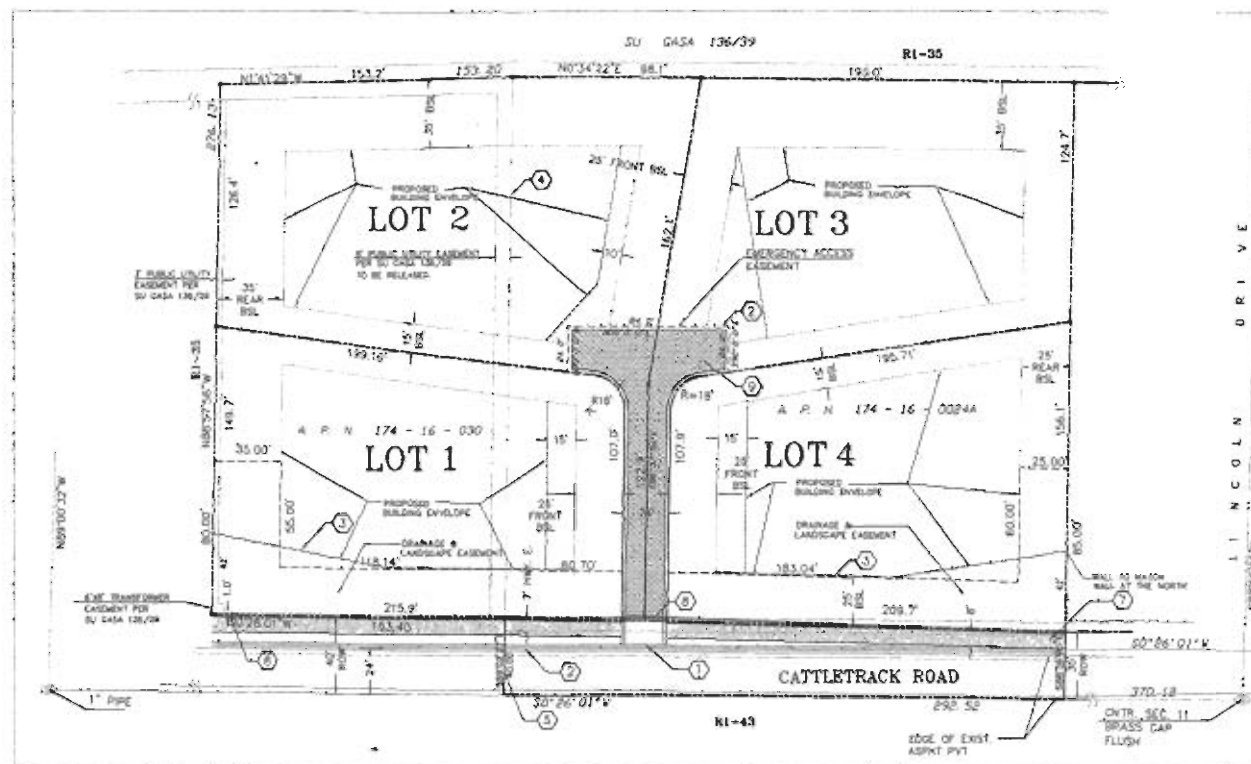
The proposed improvement will be constructed based on the City standards and the rezoning stipulations for Case No. 12-ZN-2003. The new improvement will construct a ribbon curb and 8 foot wide decomposed granite walkway along the Cattletrack Road. The access street will be 24 feet wide and featuring 6x6 and 6x9 Cobble pavers in selected patterns and colors with concrete edges. The proposed "Fuego Blend" color from Belgard, or similar, is an appealing, complimentary match to the neutral sand color proposed for the north street of the project.

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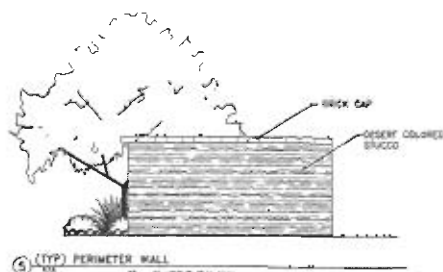
**Project Narrative
Case No. 146-PA2004**

**Cattletrack Project
Project No. SEA-03-0401**

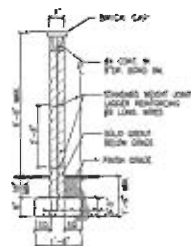
The chosen number of four homes does not present a significant increase of the density and preserves the rural character of this area which will also be accentuated by the design and elevations of the proposed homes. By placing the homes at a generous distance from the access street on both of its sides providing large front yards, a sense of rural agora is created while also offering the new residents the preferred energy saving North-South orientations of their homes. This placement of the houses also maximizes the shape of the back yards for the benefit of the residents as well as placing these in a more convenient position relative to the existing neighborhoods.



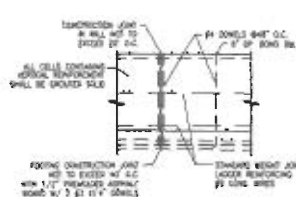
PRELIMINARY SITE PLAN



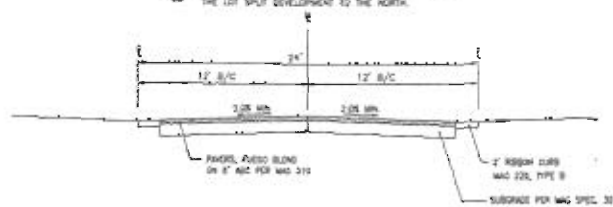
(TYP) PERIMETER WALL
8' - 8" HEIGHT CHALK WALL
PAINT TO MATCH THE WALL PROPOSED
WITH THE LOT SPLIT DEVELOPMENT TO THE NORTH



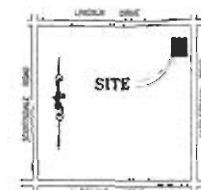
(TYP) MASONRY FENCE WALL
ELEV.



MASONRY FENCE WALL ELEV.
ELEV.



TYPICAL CROSS SECTION
FOR PRIVATE STREET



VICINITY MAP

PROJECT INFORMATION

NAME: CATTLETRACK RANCH
GROSS SQ. FT.: 136,938.50 SQ. FT.
GROSS ACRES: 3.14 ACRES
NET SQ. FT.: 125,972.83 SQ. FT.
NET ACRES: 2.85 ACRES
ZONING: R1-35/990
PARCEL NUMBER: A.P.N. 174 - 16 - 002A
A.P.N. 174 - 16 - 003

LEGAL DESCRIPTION:

A.P.N. 174-16-003
LOT 1A, 30 S.A.S.A. ACCORDING TO BOOK 136 OF MAPS
PAGE 28 RECORDS OF MARICOPA COUNTY, ARIZONA.
A.P.N. 174-16-002A
THE EAST HALF OF THE NORTHEAST QUARTER OF
THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 2 NORTH,
RANGE 4 EAST, OF THE GILA AND SALT RIVER BASIN
AND MARIKOPA COUNTY, ARIZONA.

NOTE:
NO STREET LIGHT IS PLANNED TO BE INSTALLED

CONSTRUCTION NOTES:

- CONSTRUCTION DRIVEWAY PER C.D.S. STD. 2205
MULTI-FAMILY UNITS, M-1
- CONSTRUCT 27" RIBBON CURB PER MAG. STD. 220, TYPE
B
- CONSTRUCT WALL 8" FT. HEIGHT FENCE WITH 8" FT.
OPENING AT GRADE & 8" FT. O.C. TO ALLOW FOR
DRAINAGE
- 8" FT. FENCE TO BE RELEASED
- 40' RIGHT OF WAY TO BE DEDICATED TO THE CITY
OF SCOTTSDALE
- 17' VEHICLE NON ACCESS EASEMENT TO BE
DEDICATED TO G.O.S.
- CONSTRUCT 3/16" MINUS ROLLER COMPACTED 8" WIDE
DECOMPOSED GRANITE (D.S.) DRIVEWAY RAMP
- SIGHT DISTANCE TRIANGLE EASEMENT
- 8" FT. AND 8" FT. COMBINED FENCES TO BE CONSIST
WITH THE LOT SPLIT DEVELOPMENT TO THE NORTH



Cattletrack Ranch
SCOTTSDALE, ARIZONA
PRELIMINARY SITE PLAN

PROJECT NO.	REVISION	DATE	BY
174-16-003	1	10/1/04	SEA

SCOTTSDALE
ENGINEERING &
ASSOCIATES, INC.
1111 E. SAN CARLOS AVE., SUITE 200, SCOTTSDALE, AZ 85261
TEL: (480) 341-1241 / FAX: (480) 341-1242

DRAWN BY:
S1.0
NOT 1 OF 1
SEA-030401

CASE # 146-PA-2004

12-PP-2004
REV: 7/22/04